



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

## NOTICE OF PREPARATION

**DATE:** June 11, 2004

**PROJECT TITLE:** Triangle Ranch, Project No. 97-178  
Vesting Tentative Tract No. 52419  
Conditional Use Permit No. 97-178  
Oak Tree Permit No. 97-178

**SCH No.** 1998111091

**PROJECT APPLICANT(s):** Sage Community Group  
3 Corporate Plaza, Suite 102  
Newport Beach, California 92660  
Contact: Diane Fradkin

**CEQA LEAD AGENCY:** County of Los Angeles  
Department of Regional Planning  
Impact Analysis Section  
320 W. Temple Street  
Los Angeles, California 90012

**PROJECT LOCATION AND EXISTING CONDITIONS:** The 320.3-acre project site is located in the central western Santa Monica Mountains in an unincorporated portion of Los Angeles County, adjacent to and south of the City of Agoura Hills. The project site is approximately one-quarter mile south of U.S. 101 (Ventura Freeway). It is bordered on the north by the City of Agoura Hills, and by vacant land to the east and the west. Land to the south is developed with single-family residential and estates concentrated along the Kanan Road and Cornell Road corridors. The project site is primarily vacant, undisturbed land, without permanent structures. Kanan and Cornell Roads run roughly north/south through the center of the site, dividing the ownership into three geographically distinct areas. The western portion of the site (i.e., west of Kanan Road) is located on the lower, generally east facing slopes of Ladyface Mountain. The central portion of the project site (bounded by Kanan Road on the west and Cornell Road on the east) is primarily the Medea Creek valley floor. Most of the eastern portion of the site (i.e., east of Cornell Road) consists of the southwest facing slopes of a prominent northwest-southeast trending ridge.

The project site occupies both hilly to mountainous terrain and the basically level valley floor of Medea Creek. From the lowest elevation on the property (the bed of Medea Creek) at approximately 800 feet, the parcel extends west up the slope of Ladyface Mountain to an elevation of approximately 1,900 feet. The prominent ridge in the eastern portion of the property attains heights of 1,100 to 1,200 feet. Slopes on the site range from near level (along the floodplains of Medea Creek) to gradients exceeding 50 percent (on the higher elevations of the ridgelines along the property's borders).

The eastern portion of the project site (east of Cornell Road) is located within Los Angeles County designated Las Virgenes Significant Ecological Area (SEA No. 6). Within this area, vegetation consists of grasslands, sparse scrub, riparian scrub and chaparral. The endangered species *Pentachaeta lyonii* is found on the project site.

**PROJECT DESCRIPTION:** The project consists of the subdivision of the 320.3-acre project site into 81 single-family residential lots, plus landscape and open space lots. Proposed development would occupy approximately 54 acres of the project site; the remaining 266-acre portion of the site would be retained as open space to be maintained by the homeowners' association and/or dedicated to a public agency acceptable to the County of Los Angeles.

Project housing would consist of two "product" lines, with Cornell Road as the boundary between them. The development to the east of Cornell Road (27 homes) would be a private community with large custom lots. In this area there is proposed to be no sidewalks, curbs, or gutters, and street lighting would be kept to the minimum required for safety purposes. Development west of Cornell Road (54 homes) would conform to standard subdivision requirements, including streetlights, sidewalks, curbs and gutters.

Site preparation would include the use of conventional cut and fill grading techniques, as well as the construction of crib-type retaining walls. For the most part, proposed residences would be developed on the flatter portions of the site bordering Kanan and Cornell Roads. In total, approximately 54 acres (17 percent of the project site) would be altered by the proposed grading plan. Grading would be balanced onsite; no off-site export or import of fill material is expected.

**ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS:** The proposed project is an application for: 1) Vesting Tentative Tract Map No. 52419; 2) a Conditional Use Permit to implement a development within an SEA; to grade in excess of 100,000 cubic yards of earth materials; and to allow for a Density Controlled Development which allows the concentration of dwelling units on a portion of the project site while retaining the remaining portions of the project site (with the exception of infrastructure) in permanent open space; and 3) an Oak Tree Permit No. 97-178, to remove and/or encroach upon the protection zone of onsite oak trees.

**ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR:** The Department of Regional Planning has determined by way of an Initial Study (see attached Initial Study) that an Environmental Impact Report (EIR) is necessary for the proposed project. The environmental issues to be addressed in the Triangle Ranch EIR will include at least the following:

- § Geotechnical Hazards (Grading, liquefaction)
- § Flood Hazards (100-year flood area)
- § Fire Hazards (Fire Zone 4)
- § Noise Hazards (Noise from construction and operation)
- § Water Quality (Hillside development)
- § Air Quality (Construction)
- § Biota (Lyon's pentachaeta, dudleya, oak trees)
- § Cultural Resources (Known sites on property)

- § Biota (Lyon's pentachaeta, dudleya, oak trees)
- § Cultural Resources (Known sites on property)
- § Visual Qualities (Kanan Road is scenic, Ladyface Mountain)
- § Traffic/Access (Exceed CMP threshold)
- § Sewage Disposal (Service Capacity)
- § Education (All schools are currently operating over capacity)
- § Fire/Sheriff Services (Concern of the public)
- § Utilities (General concern of water availability in the area)
- § Land Use (SEA compatibility)
- § Population/Housing/Employment/Recreation (Trail dedication)

In addition to evaluating the potential effects of the proposed project, the EIR will analyze a full range of project alternatives, possibly including, but not necessarily restricted to: a "no project" alternative, a large lot single family alternative, an alternative site plan, and an SEA accommodating alternative.

**REQUEST FOR COMMENTS:** The County of Los Angeles Department of Regional Planning is soliciting input based on your views and opinions concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached:

- § Los Angeles County Initial Study
- § Vicinity Map
- § Site Plan
- § 500-foot Radius Land Use Map

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, and no later than **July 15, 2004**. Please direct all written comments to the following address:

Dr. Hsiao-ching Chen, AICP  
Impact Analysis Section  
Los Angeles County Department of Regional Planning  
320 W. Temple Street, Room 1348  
Los Angeles, CA 90012  
Tel (213) 974-6461  
Fax (213) 626-0434